

Article 10: Zoning Districts

Section 10.01: General Provisions

(A) COMPLIANCE WITH DISTRICT STANDARDS (NEW SECTION)

No land within the unincorporated area of the County shall be developed or used except in accordance with the zoning district regulations of this Article and all other applicable regulations of this Ordinance including, but not limited to, [Article 11: Use Regulations](#) and [Article 12: Conservation Subdivision Standards](#) through [Article 20: Nontraditional Wastewater Treatment and Disposal Systems](#).

(B) ESTABLISHMENT OF ZONING DISTRICTS

(1) Establishment of Zoning Districts (Combined, Revised Div. 3000 and 3100)

- a) The unincorporated areas of Williamson County, Tennessee are hereby divided into zoning districts of such number and character as are necessary to achieve compatibility of uses within each district, to implement the Williamson County Comprehensive Land Use Plan, and to achieve the other purposes of this Ordinance. (See [Article 1: General Provisions](#).)
- b) [Table 10.01-I: Zoning Districts Established](#), sets out the zoning districts established as part of this Ordinance.
- c) For the purpose of this Ordinance, all land and water areas in the County are hereby divided into the zoning districts established in [Table 10.01-I: Zoning Districts Established](#). Districts are grouped into base and overlay zoning districts.

TABLE 10.01-I: ZONING DISTRICTS ESTABLISHED ⁹	
ABBREVIATION	NEW ZONING DISTRICT NAME
BASE ZONING DISTRICTS	
A	Voluntary Agricultural District
RP-5	Rural Preservation District 5
RD-5	Rural Development District 5
RP-1	Rural Preservation District 1
RD-1	Rural Development District 1
SIC	Suburban Infill and Conservation
MGA-1	Municipal Growth Area District 1
MGA-5	Municipal Growth Area District 5
H	Hamlet District
V	Village District
CGV	College Grove Village District ¹⁰

⁹ See Section 1.07 of this draft Ordinance for the translation table between existing zoning districts and the new zoning districts established in this table.

¹⁰ The CGV, GV, LFV, and TV districts are currently serving as placeholders for various village districts until such a time as the special area plan has been completed and recommendations can be incorporated into the district language.

TABLE 10.01-I: ZONING DISTRICTS ESTABLISHED ⁹	
ABBREVIATION	NEW ZONING DISTRICT NAME
GV	Grassland Village District
LFV	Leiper's Fork Village District
TV	Triune Village District
NC	Neighborhood Conservation District
NCMH	Neighborhood Conservation Manufactured Housing District
840C	840 Center District
	OVERLAY ZONING DISTRICT
AP	Airport Overlay District

(2) Relationship of Overlay Districts to Base Districts

- a) Where land is classified into an overlay zoning district as well as a base zoning district, the regulations governing development in the overlay zoning district shall apply in addition to the regulations governing the underlying base district.
- b) In the event of an express conflict between the standards of the overlay zoning district and the base zoning district, the standards governing the overlay district shall control.

(C) ESTABLISHMENT OF ZONING FOR PARCELS DE-ANNEXED BY MUNICIPALITIES OF WILLIAMSON COUNTY

Upon notification of a legal de-annexation by any municipality of Williamson County of any parcel, said parcel shall be a part of Williamson County's jurisdiction. In order to assure that this parcel conforms to the Williamson County Comprehensive Land Use Plan, the following zoning provisions shall apply:

- (1) Upon notification of legal de-annexation, said parcel shall be designated a part of the RP-5 zoning district if the parcel is located west of Interstate 65 and designated a part of the RD-5 zoning district if the parcel is located east of Interstate 65.
- (2) No later than 90 days following this notice of legal de-annexation, the Planning Commission shall recommend to the County Commission a zoning classification that conforms to the Williamson County Comprehensive Land Use Plan pursuant to a zoning map amendment procedure (See [Section 4.05: Map Amendment Standards](#)).

Section 10.02: Base Zoning Districts¹¹

(A) VOLUNTARY AGRICULTURAL DISTRICT (A)

(1) Purpose and Intent

- a) The primary purpose of the Voluntary Agricultural District (A) is to provide for areas in the County where the primary use of the land is in support of rural economy uses, with residential uses allowed secondarily in a form and context that is consistent with the general open and rural character of the rural economy uses. Furthermore, it is the intent of this district to protect the agricultural industry of Williamson County by allowing for a broader range of rural economy uses, including traditional and new agricultural uses (agriculture, horticulture and animal husbandry), agriculture support and basic services directly associated with on-going agricultural activities, and low impact non-rural uses that can be developed in ways that are consistent with the rural character of the rural economy uses through mitigation or other standards.
- b) This district is a voluntary district in that only a property owner or an agent, with authorization from the property owner, may submit an application requesting a zoning map amendment to the A district.

(2) Dimensional Standards

- a) [Table 10.02-1](#) establishes the dimensional standards for the A district.
- b) Additional standards related to accessory uses are located in [Section 11.04: Accessory Uses and Structures](#).

TABLE 10.02-1: DIMENSIONAL STANDARDS FOR THE VOLUNTARY AGRICULTURAL DISTRICT

DIMENSIONAL STANDARDS	RESIDENTIAL STRUCTURES	NONRESIDENTIAL STRUCTURES
Minimum Lot Area	15 acres	15 acres
Minimum Lot Width	300 feet	300 feet
Front Yard Setback	150 feet	150 feet
Side Yard Setback	50 feet	50 feet
Rear Yard Setback	100 feet	50 feet
Maximum Height	Not Applicable	Not Applicable

¹¹ All of the districts have been revised to incorporate updated purpose statements and dimensional standards based on discussions related to the current Ordinance and plan recommendations.

(B) RURAL PRESERVATION DISTRICT-5 (RP-5)

(1) Purpose and Intent

The purpose of the Rural Preservation District-5 (RP-5) is to support and protect the rural character of Williamson County west of I-65 by allowing for a broad range of agricultural, rural, and low-density residential development. It is the intent of this district to continue to promote the agricultural and rural use of land within this district while providing for limited, low-density residential development that is consistent with the conservation design principles emphasized in the Williamson County Comprehensive Land Use Plan.

(2) Dimensional Standards

- a) [Table 10.02-2](#) establishes the dimensional standards for the RP-5 district.
- b) Additional standards related to accessory uses are located in [Section 11.04: Accessory Uses and Structures](#).

TABLE 10.02-2: DIMENSIONAL STANDARDS FOR THE RURAL PRESERVATION DISTRICT-5

DIMENSIONAL STANDARDS		RESIDENTIAL STRUCTURES	NONRESIDENTIAL STRUCTURES
Minimum Lot Area	Traditional Subdivisions	5 acres	5 acres
	Conservation Subdivisions	One acre	
Maximum Gross Residential Density	All Subdivisions	One unit per 5.0 acres	Not Applicable
Minimum Lot Width	Traditional Subdivisions	300 feet	300 feet
	Conservation Subdivisions	100 feet	
Front Yard Setback	Traditional Subdivisions	150 feet	100 feet
	Conservation Subdivisions	50 feet	
Side Yard Setback	Traditional Subdivisions	25 feet	50 feet
	Conservation Subdivisions	20 feet	
Rear Yard Setback	Traditional Subdivisions	50 feet	50 feet
	Conservation Subdivisions	30 feet	
Maximum Height		Not Applicable	Not Applicable

(C) RURAL DEVELOPMENT DISTRICT-5 (RD-5)¹³

(1) Purpose and Intent

The purpose of the Rural Development District-5 (RD-5) is to support and protect the rural character and agricultural uses of Williamson County east of I-65 by allowing for a broad range of agricultural, rural, and low-density residential development. It is the intent of this district to continue to promote the agricultural and rural uses of land within this district while providing for limited, low-density residential development that is consistent with the conservation design principles emphasized in the Williamson County Comprehensive Land Use Plan.

(2) Dimensional Standards

- a) [Table 10.02-3](#) establishes the dimensional standards for the RD-5 district.
- b) Additional standards related to accessory uses are located in [Section 11.04: Accessory Uses and Structures](#).

TABLE 10.02-3: DIMENSIONAL STANDARDS FOR THE RURAL DEVELOPMENT DISTRICT-5

DIMENSIONAL STANDARDS		RESIDENTIAL STRUCTURES	NONRESIDENTIAL STRUCTURES
Minimum Lot Area	Traditional Subdivisions	5 acres	5 acres
	Conservation Subdivisions	One acre	
Maximum Gross Residential Density	All Subdivisions	One unit per 5.0 acres	Not Applicable
Minimum Lot Width	Traditional Subdivisions	300 feet	300 feet
	Conservation Subdivisions	100 feet	
Front Yard Setback	Traditional Subdivisions	150 feet	100 feet
	Conservation Subdivisions	50 feet	
Side Yard Setback	Traditional Subdivisions	25 feet	50 feet
	Conservation Subdivisions	20 feet	
Rear Yard Setback	Traditional Subdivisions	50 feet	50 feet
	Conservation Subdivisions	30 feet	
Maximum Height		Not Applicable	Not Applicable

¹³ The dimensional standards for the RD-5 versus RP-5 are the same, just as the current R and E districts, however, there are slight use variations in the permitted use table with a focus on preservation in the RP-5 and agricultural development in the RD-5.

(D) RURAL PRESERVATION DISTRICT 1 (RP-1)

(1) Purpose and Intent

The purpose of the Rural Preservation District I (RP-I) is to support and protect the rural character of Williamson County west of I-65 but also allow for low-density residential development where appropriate infrastructure is available. Development in the RP-I district should respect the natural resources with a focus on conservation subdivisions as the primary form of residential development emphasized in the Williamson County Comprehensive Land Use Plan.

(2) Dimensional Standards

- a) [Table 10.02-4](#) establishes the dimensional standards for the RP-I district.
- b) Additional standards related to accessory uses are located in [Section 11.04: Accessory Uses and Structures](#).

TABLE 10.02-4: DIMENSIONAL STANDARDS FOR THE RURAL PRESERVATION DISTRICT-I			
DIMENSIONAL STANDARDS		RESIDENTIAL STRUCTURES	NONRESIDENTIAL STRUCTURES
Minimum Lot Area	Traditional Subdivisions	One acre	One acre
	Conservation Subdivisions	10,000 square feet	
Maximum Gross Residential Density	All Subdivisions	One unit per acre	Not Applicable
Minimum Lot Width	Traditional Subdivisions One acre to 1.99 acres	130 feet	130 feet
	Traditional Subdivisions 2 acres to 2.99 acres	160 feet	
	Traditional Subdivisions 3 acres to 3.99 acres	200 feet	
	Traditional Subdivisions 4 acres to 4.99 acres	250 feet	
	Traditional Subdivisions 5 acres or Greater	300 feet	
	Conservation Subdivisions	60 feet	
Front Yard Setback	Traditional Subdivisions One acre to 4.99 acres	60 feet	60 feet
	Traditional Subdivisions 5 acres or Greater	150 feet	
	Conservation Subdivisions	35 feet	
Side Yard Setback	Traditional Subdivisions	20 feet	35 feet
	Conservation Subdivisions	5 feet	
Rear Yard Setback	Traditional Subdivisions	60 feet	60 feet
	Conservation Subdivisions	30 feet	
Maximum Height		3.0 stories	3.0 stories

(E) RURAL DEVELOPMENT DISTRICT 1 (RD-1)

(1) Purpose and Intent

The purpose of the Rural Development District I (RD-I) is to support and protect the rural character of Williamson County east of I-65 but also allow for low-density residential development where appropriate infrastructure is available. This district is also intended to support agricultural uses that are more prevalent in the eastern areas of the County. Development in the RD-I district should respect the natural resources with a focus on conservation subdivisions as the primary form of residential development emphasized in the Williamson County Comprehensive Land Use Plan.

(2) Dimensional Standards

- a) [Table 10.02-5](#) establishes the dimensional standards for the RD-I District.
- b) Additional standards related to accessory uses are located in [Section 11.04: Accessory Uses and Structures](#).

TABLE 10.02-5: DIMENSIONAL STANDARDS FOR THE RURAL DEVELOPMENT DISTRICT - I

DIMENSIONAL STANDARDS		RESIDENTIAL STRUCTURES	NONRESIDENTIAL STRUCTURES
Minimum Lot Area	Traditional Subdivisions	One acre	One acre
	Conservation Subdivisions	10,000 square feet	
Maximum Gross Residential Density	All Subdivisions	One unit per acre	Not Applicable
Minimum Lot Width	Traditional Subdivisions One acre to 1.99 acres	130 feet	130 feet
	Traditional Subdivisions 2 acres to 2.99 acres	160 feet	
	Traditional Subdivisions 3 acres to 3.99 acres	200 feet	
	Traditional Subdivisions 4 acres to 4.99 acres	250 feet	
	Traditional Subdivisions 5 acres or Greater	300 feet	
	Conservation Subdivisions	60 feet	
Front Yard Setback	Traditional Subdivisions One acre to 4.99 acres	60 feet	60 feet
	Traditional Subdivisions 5 acres or Greater	150 feet	
	Conservation Subdivisions	35 feet	
Side Yard Setback	Traditional Subdivisions	20 feet	35 feet
	Conservation Subdivisions	5 feet	
Rear Yard Setback	Traditional Subdivisions	60 feet	60 feet
	Conservation Subdivisions	30 feet	
Maximum Height		3.0 stories	3.0 stories

(F) SUBURBAN INFILL AND CONSERVATION DISTRICT (SIC)

(1) Purpose and Intent

The purpose of the Suburban Infill and Conservation District (SIC) is to provide for moderate intensity residential and limited commercial development in the Planned Growth Areas 1, 2, and 3 as defined by the Williamson County Growth Plan, adopted April 5, 2001, as amended. The intent of this district is to provide for moderate densities while maintaining a high level of protection for sensitive natural resources and ensuring compatible design with surrounding neighborhoods.

(2) Dimensional Standards

- a) [Table 10.02-6](#) establishes the dimensional standards for the SIC District.
- b) Additional standards related to accessory uses are located in [Section 11.04: Accessory Uses and Structures](#).

TABLE 10.02-6: DIMENSIONAL STANDARDS FOR THE SUBURBAN AND INFILL CONSERVATION DISTRICT

DIMENSIONAL STANDARDS		RESIDENTIAL STRUCTURES	NONRESIDENTIAL STRUCTURES
Minimum Lot Area	Traditional Subdivisions	One acre	One acre
	Conservation Subdivisions	8,000 square feet [See Section 10.02:(F)(2)c).]	
Maximum Gross Residential Density	Traditional Subdivisions	1.0 unit per acre	Not Applicable
	Conservation Subdivisions	1.2 units per acre	
Minimum Lot Width	Traditional Subdivisions One acre to 1.99 acres	130 feet	130 feet
	Traditional Subdivisions 2 acres to 2.99 acres	160 feet	
	Traditional Subdivisions 3 acres to 3.99 acres	200 feet	
	Traditional Subdivisions 4 acres to 4.99 acres	250 feet	
	Traditional Subdivisions 5 acres or Greater	300 feet	
	Conservation Subdivisions	60 feet	
Front Yard Setback	Traditional Subdivisions One acre to 4.99 acres	60 feet	60 feet
	Traditional Subdivisions 5 acres or Greater	150 feet	
	Conservation Subdivisions	25 feet	
Side Yard Setback	Traditional Subdivisions	20 feet	35 feet
	Conservation Subdivisions	5 feet	
Rear Yard Setback	Traditional Subdivisions	60 feet	60 feet
	Conservation Subdivisions	30 feet	
Maximum Height		3.0 stories	3.0 stories

- c)** Up to 15 percent of the total lots may be reduced to 6,000 square feet provided that lots with an area of less than 8,000 square feet shall be located internally within the development where they are surrounded by open space or lots of 8,000 square feet or larger.

(G) MUNICIPAL GROWTH AREA DISTRICT 1 (MGA-1)

(1) Purpose and Intent

The purpose of the Municipal Growth Area District I (MGA-I) is for this area to remain largely undeveloped until such a time as the land may be annexed into a municipality. Until such annexation, the municipal growth areas are considered a part of the County's rural landscape and as such, this district is established to protect the rural character of Williamson County by allowing for agricultural, rural, and low-density residential development.

(2) Dimensional Standards

- a) [Table 10.02-7](#) establishes the dimensional standards for the MGA-I District.
- b) Additional standards related to accessory uses are located in [Section 11.04: Accessory Uses and Structures](#).

TABLE 10.02-7: DIMENSIONAL STANDARDS FOR THE MUNICIPAL GROWTH AREA DISTRICT-I			
DIMENSIONAL STANDARDS	RESIDENTIAL STRUCTURES		NONRESIDENTIAL STRUCTURES
Minimum Lot Area	One acre		One acre
Minimum Lot Width	Traditional Subdivisions One acre to 1.99 acres	130 feet	130 feet
	Traditional Subdivisions 2 acres to 2.99 acres	160 feet	
	Traditional Subdivisions 3 acres to 3.99 acres	200 feet	
	Traditional Subdivisions 4 acres to 4.99 acres	250 feet	
	Traditional Subdivisions 5 acres or Greater	300 feet	
Front Yard Setback	Traditional Subdivisions One acre to 4.99 acres	60 feet	60 feet
	Traditional Subdivisions 5 acres or Greater	150 feet	
Side Yard Setback	20 feet		35 feet
Rear Yard Setback	60 feet		60 feet
Maximum Height	3.0 stories		3.0 stories

(H) MUNICIPAL GROWTH AREA DISTRICT 5 (MGA-5)

(1) Purpose and Intent

The purpose of the Municipal Growth Area District 5 (MGA-5) is for this area to remain largely undeveloped until such a time as the land may be annexed into a municipality. Until such annexation, the municipal growth areas are considered a part of the County's rural landscape and as such, this district is established to protect the rural character of Williamson County by allowing for agricultural, rural, and low-density residential development.

(2) Dimensional Standards

- a) Table 10.02-8 establishes the dimensional standards for the MGA-5 District.
- b) Additional standards related to accessory uses are located in [Section 11.04: Accessory Uses and Structures](#).

TABLE 10.02-8: DIMENSIONAL STANDARDS FOR THE MUNICIPAL GROWTH AREA DISTRICT-5		
DIMENSIONAL STANDARDS	RESIDENTIAL STRUCTURES	NONRESIDENTIAL STRUCTURES
Minimum Lot Area	5 acres	5 acres
Minimum Lot Width	300 feet	130 Feet
Front Yard Setback	150 feet	60 Feet
Side Yard Setback	20 feet	35 feet
Rear Yard Setback	60 feet	60 feet
Maximum Height	3.0 stories	3.0 stories

(I) HAMLET DISTRICT (H)

(1) Purpose and Intent

The purpose of the Hamlet District (H) is to preserve and enhance the small-scale hamlets of Williamson County, as identified in the Williamson County Comprehensive Land Use Plan. These hamlets are often considered as crossroad communities that are the location of a small number of clustered residential, commercial, and/or institutional uses that are often tied to historic sites or place names. The intent of this district is to preserve and enhance these hamlets through design standards that maintain the traditional form and use of the hamlet.

(2) Dimensional Standards

- a) [Table 10.02-9](#) establishes the dimensional standards for the H District that may be modified in accordance with [Section 10.02:\(I\)\(3\): Nonresidential Development Contextual Design Standards](#).
- b) Additional standards related to accessory uses are located in [Section 11.04: Accessory Uses and Structures](#).

TABLE 10.02-9: DIMENSIONAL STANDARDS FOR THE HAMLET DISTRICT			
DIMENSIONAL STANDARDS	RESIDENTIAL STRUCTURES		NONRESIDENTIAL STRUCTURES
Minimum Lot Area	20,000 square feet		15,000 square feet
Maximum Gross Residential Density	2.0 units per acre		Not Applicable
Minimum Lot Width	Traditional Subdivisions One acre to 1.99 acres	80 feet	80 feet
	Traditional Subdivisions 2 acres to 2.99 acres	80 feet	
	Traditional Subdivisions 3 acres to 3.99 acres	80 feet	
	Traditional Subdivisions 4 acres to 4.99 acres	80 feet	
	Traditional Subdivisions 5 acres or Greater	150 feet	
Front Yard Setback	Traditional Subdivisions One acre to 4.99 acres	35 feet	35 feet
	Traditional Subdivisions 5 acres or Greater	150 feet	
Side Yard Setback	15 feet		15 feet
Rear Yard Setback	25 feet		25 feet
Maximum Building Size	Not Applicable		5,000 square feet for commercial and industrial uses
Maximum Height	3.0 stories		3.0 stories

(3) Nonresidential Development Contextual Design Standards¹⁵

The dimensional standards in Table 10.02-9: Dimensional Standards for the Hamlet District may be modified as follows:

a) Lot Area

- i) The minimum lot area requirement may be reduced if the average lot area of all lots on the same block face within 300 feet of the subject lot is smaller than that required by Table 10.02-9.
- ii) The minimum area shall not be reduced below the average lot areas of all lots on the same block face within 300 feet of the subject lot.

b) Lot Width

- i) The minimum lot width requirement may be reduced if the average lot width of all lots on the same block face within 300 feet of the subject lot is smaller than that required by Table 10.02-9.
- ii) The minimum width shall not be reduced below the average lot widths of all lots on the same block face within 300 feet of the subject lot.

(4) Maximum Size Limitations

Development within an individual Hamlet District shall be limited to a maximum size of 50 dwelling units and 20,000 square feet of commercial or industrial building floor area. Once development within the Hamlet District has exceeded either one of these thresholds, the County should consider an application to rezone the area to a Village District.

¹⁵ These are some basic contextual design standards that can apply to the basic hamlet district framework. Additionally, we have established basic thresholds for when a hamlet area should be subject to Village district standards.

(J) VILLAGE DISTRICT (V)¹⁶

(1) Purpose and Intent

The purpose of the Village District (V) is to preserve and protect the unique and historic small-town character of the villages found in Williamson County as identified in the Williamson County Comprehensive Land Use Plan. These villages are activity centers that serve as focal points in the rural areas of the County and provide for areas of concentrated development of residential, commercial, industrial, and institutional uses. The intent of this district is to protect and enhance existing village areas by allowing for the continuation and limited expansion of those residential and nonresidential uses typically found in the villages in accordance with a set of development standards that ensures new development is compatible with the scale and character of the existing village form.

(2) Dimensional Standards

- a) Table 10.02-10 establishes the dimensional standards for the V District that may be modified in accordance with [Section 10.02:\(J\)\(3\): Nonresidential Development Contextual Design Standards](#).
- b) Additional standards related to accessory uses are located in [Section 11.04: Accessory Uses and Structures](#).

TABLE 10.02-10: DIMENSIONAL STANDARDS FOR THE VILLAGE DISTRICT			
DIMENSIONAL STANDARDS	RESIDENTIAL STRUCTURES		NONRESIDENTIAL STRUCTURES
Minimum Lot Area	15,000 square feet		10,000 square feet
Maximum Gross Residential Density	3.0 units per acre		Not Applicable
Minimum Lot Width	Traditional Subdivisions One acre to 1.99 acres	50 feet	50 feet
	Traditional Subdivisions 2 acres to 2.99 acres	50 feet	
	Traditional Subdivisions 3 acres to 3.99 acres	50 feet	
	Traditional Subdivisions 4 acres to 4.99 acres	50 feet	
	Traditional Subdivisions 5 acres or Greater	150 feet	
Front Yard Setback	Traditional Subdivisions One acre to 4.99 acres	50 feet	50 feet
	Traditional Subdivisions 5 acres or Greater	150 feet	
Side Yard Setback	15 feet		15 feet
Rear Yard Setback	30 feet		30 feet
Maximum Building Size	Not Applicable		10,000 square feet for commercial and industrial uses

¹⁶ The Village district will serve as a foundation district for the development of individualized zoning districts for each village. The County is currently working on a special area plan for the College Grove Village and, upon completion, special standards will be developed and incorporated into the proposed CGV district.

TABLE 10.02-10: DIMENSIONAL STANDARDS FOR THE VILLAGE DISTRICT

DIMENSIONAL STANDARDS	RESIDENTIAL STRUCTURES	NONRESIDENTIAL STRUCTURES
Maximum Height	3.5 stories	3.5 stories

(3) Nonresidential Development Contextual Design Standards¹⁷

The dimensional standards in Table 10.02-10: Dimensional Standards for the Village District may be modified as follows:

a) Lot Area

- i) The minimum lot area may be reduced if the average lot area of all lots on the same block face within 300 feet of the subject lot is smaller than that required by Table 10.02-10.
- ii) The minimum area shall not be reduced below the average lot areas of all lots on the same block face within 300 feet of the subject lot.

b) Lot Width

- i) The minimum lot width requirement may be reduced if the average lot width of all lots on the same block face within 300 feet of the subject lot is smaller than that required by Table 10.02-10.
- ii) The minimum width shall not be reduced below the average lot widths of all lots on the same block face within 300 feet of the subject lot.

c) Front Yard and Side Yard Setbacks

- i) The minimum front and side yard setbacks may be reduced if the average front or side yard setbacks of buildings along the same block face and within 300 feet of the subject lot is smaller than that required by Table 10.02-10.
- ii) The minimum front yard and side yard setbacks shall not be reduced below the average front or side yards setbacks of all lots on the same block face within 300 feet of the subject lot.

d) Building Height and Massing

- i) No principal building shall be constructed which is more than 10 feet taller than the average height of principal buildings along the block face within 300 feet of the subject lot.
- ii) No principal building shall be constructed where the front facade is more than 50 percent wider or narrower than the average width of principal buildings along the block face and within 300 feet of the subject lot.

¹⁷ These are some basic contextual design standards that can apply for the basic village district until tailored village districts can be planned and drafted for each of the County's villages.

(K) NEIGHBORHOOD CONSERVATION DISTRICT (NC)¹⁸

(1) Purpose and Intent

The purpose of the Neighborhood Conservation District (NC) is to preserve the character of neighborhoods and developments that were classified NC on April 18, 1988. This district is designed to prevent these neighborhoods and developments from becoming nonconforming under the terms of this Ordinance. This district is also intended to provide for minor in-filling of these existing neighborhoods consistent with the applicable zoning and approval at the time these were established. The regulations of this Ordinance permit future development consistent with existing character.

(2) Dimensional Standards

- a)** The lot area, lot width, and setbacks of lots within the NC District shall be governed as noted on the recorded final plat of subdivision.
- b)** In cases where such information was not incorporated in the instruments listed above, the Planning Director is authorized to establish minimum standards based upon the smallest lot area, width, or setbacks of all lots on the block face within the same platted subdivision.
- c)** Additional standards related to accessory uses are located in [Section 11.04: Accessory Uses and Structures](#).

(L) NEIGHBORHOOD CONSERVATION MANUFACTURED HOUSING DISTRICT (NCMH)

(1) Purpose and Intent

The purpose of the Neighborhood Conservation Manufactured Housing District (NCMH) is to provide locations for manufactured housing including mobile homes and mobile home parks that are distinct from the other residential zoning districts so as to minimize land use conflicts.

(2) Dimensional Standards

- a)** The minimum lot area shall be one acre.¹⁹
- b)** The lot width and setbacks of lots within the NCMH District shall be governed as noted on the recorded final plat of subdivision.
- c)** In cases where such information was not incorporated in the instruments listed above, the Planning Director is authorized to establish minimum standards based upon the smallest lot area, width, or setbacks of all lots on the block face within the same platted subdivision.
- d)** The standards of this Section apply to both residential and nonresidential uses.
- e)** Additional standards related to accessory uses are located in [Section 11.04: Accessory Uses and Structures](#).

¹⁸ There are only a few NC districts in the County with the intent of the district to protect previously approved plans. For this reason, we have incorporated the text of the existing NC district with minimal changes.

¹⁹ This was the minimum lot area established for the current NCT district that we have renamed the NCMH district.

(M) 840 CENTER DISTRICT (840C)

(1) Purpose

The purpose of the 840 Center District (840C) is to provide locations for the development of a range of nonresidential and moderate density residential uses while discouraging speculative land development patterns. This district will initially be applied only at the State Route 840 interchange with U.S. Highway 31A/41A (at Triune). It is not anticipated that every SR-840 interchange will be suited to this zoning district, and such district will not be applied to other interchanges until completion of an individual special area plan.

(2) Dimensional Standards

- a) Table 10.02-11 establishes the dimensional standards for the 840C District.
- b) Additional standards related to accessory uses are located in [Section 11.04: Accessory Uses and Structures](#).

TABLE 10.02-11: DIMENSIONAL STANDARDS FOR THE 840 CENTER DISTRICT

DIMENSIONAL STANDARDS		RESIDENTIAL STRUCTURES	NONRESIDENTIAL STRUCTURES
Minimum Lot Area	Traditional Subdivisions	One acre	One acre
	Conservation Subdivisions	8,000 square feet [See Section 10.02:(M)(2)c .]	
Maximum Gross Residential Density	Traditional Subdivisions	1.0 unit per acre	Not Applicable
	Conservation Subdivisions	1.2 units per acre	
Minimum Lot Width	Traditional Subdivisions One acre to 1.99 acres	130 feet	100 feet
	Traditional Subdivisions 2 acres to 2.99 acres	160 feet	
	Traditional Subdivisions 3 acres to 3.99 acres	200 feet	
	Traditional Subdivisions 4 acres to 4.99 acres	250 feet	
	Traditional Subdivisions 5 acres or Greater	300 feet	
	Conservation Subdivisions	60 feet	
Front Yard Setback	Traditional Subdivisions One acre to 4.99 acres	60 feet	60 feet
	Traditional Subdivisions 5 acres or Greater	150 feet	
	Conservation Subdivisions	25 feet	
Side Yard Setback	Traditional Subdivisions	20 feet	30 feet
	Conservation Subdivisions	5 feet	
Rear Yard Setback	Traditional Subdivisions	60 feet	60 feet
	Conservation Subdivisions	30 feet	
Maximum Height		3.0 stories	5.0 stories

- c) Up to 15 percent of the total lots may be reduced to 6,000 square feet provided that lots with an area of less than 8,000 square feet shall be located internally within the development where they are surrounded by open space or lots of 8,000 square feet or larger.

(N) COLLEGE GROVE VILLAGE DISTRICT (CGV)

(1) Purpose and Intent

The purpose of the College Grove Village District (CVG) is to implement the vision and policies of the College Grove Village Special Area Plan, which strives to preserve, protect, and enhance the Village's unique, small town character. The development standards established for this District are intended to:

- Ensure new Development is compatible with the scale and character of the Village and complements the Village's unique identity and sense of place;
- Encourage a continuation of the Village's traditional development pattern;
- Encourage and allow complementary land uses while discouraging those that are inconsistent with the character of the village; and
- Preserve and enhance open space and natural resources within the Village.

(2) Establishment of the College Grove Village District Subareas

The College Grove Village consists of two distinctly different areas from the standpoint of overall character and historic patterns of development. In recognition of these differences, and to help ensure that new development is compatible with its surroundings, this Section establishes two subareas; the Village Core Subarea and the General Village Subarea.

a) Village Core Subarea

For the purposes of this Ordinance, the Village Core Subarea is defined as that area generally bounded on the north by Bellenfant Road/Arno-College Grove Road, on the west by Depot Street, on the south by Harper Street, and on the east by the eastern edge of the properties fronting on Horton Highway from Harper Street to Bellenfant Road. See Figure 10.02-1 below.

b) General Village Subarea

For the purposes of this Ordinance, the General Village Subarea is defined as that area located outside the Village Core Subarea, but within the boundary of the College Grove Village District.

c) Village Core Subarea Map

Figure 10.02-1 illustrates the boundaries of the Village Core Subarea.

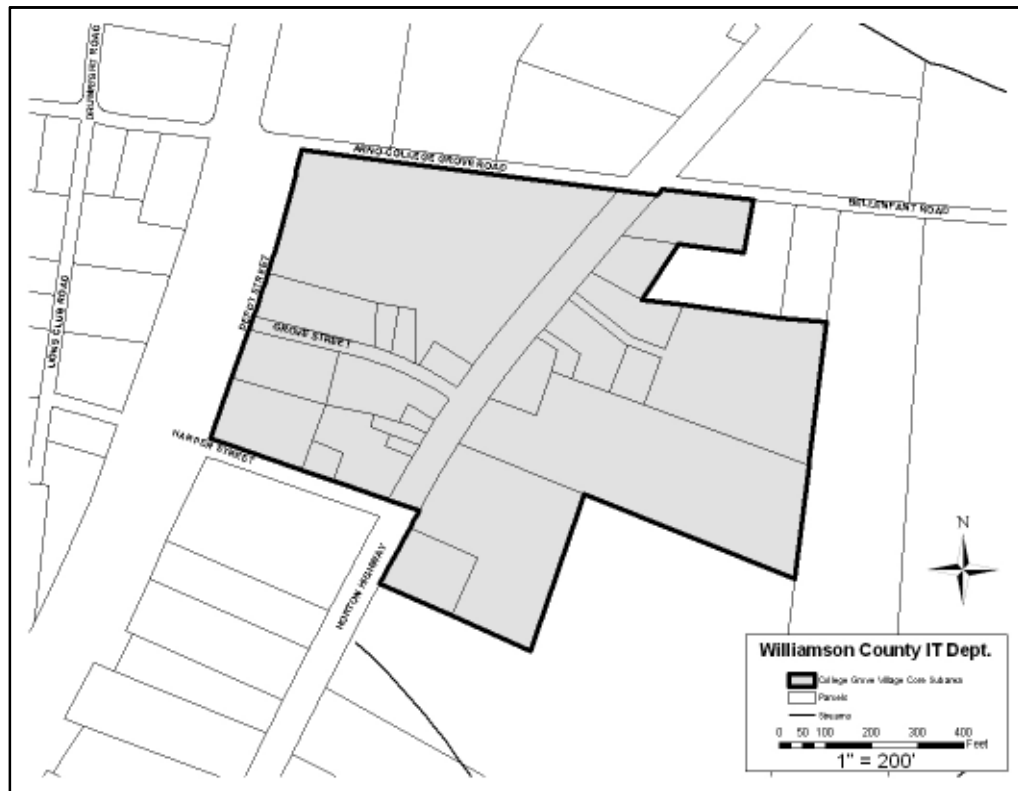


Figure 10.02-1: College Grove Village Core Subarea

(3) Village Core Subarea Standards

a) Dimensional Standards

- i) Table 10.02-12 establishes the dimensional standards for the College Grove Village Core Subarea.
- ii) Additional standards related to accessory uses are located in [Section 11.04: Accessory Uses and Structures](#).

TABLE 10.02-12: DIMENSIONAL STANDARDS FOR THE COLLEGE GROVE VILLAGE CORE SUBAREA

DIMENSIONAL STANDARDS	RESIDENTIAL STRUCTURES	NONRESIDENTIAL STRUCTURES
MINIMUM LOT AREA	15,000 square feet	Not Applicable
MAXIMUM GROSS RESIDENTIAL DENSITY	3.0 units per acre	Not Applicable
MINIMUM LOT WIDTH	50 feet	No minimum
FRONT YARD SETBACK	20 feet	5 feet
	30 feet maximum	15 feet maximum ¹
SIDE YARD SETBACK	5 feet	0 feet
	20 feet on corner lot	10 feet on corner lot
REAR YARD SETBACK	30 feet	30 feet
MAXIMUM BUILDING SIZE	Not Applicable	10,000 square feet ¹
MAXIMUM HEIGHT	3.0 stories	3.0 stories

¹ The maximum front yard setback and the maximum Building Size requirements do not apply to Religious Institutions or Educational Facilities

b) Contextual Design Standards

- i) The minimum lot area, minimum lot width, front yard setback and side yard setback may be reduced if the average lot area, lot width, front yard setback and/or side yard setback along the same block face and within 100 feet of the subject lot are smaller than those required in Table 10.02 – 12: Dimensional Standards for the College Grove Village Core Subarea.
- ii) The minimum lot area, minimum lot width, front yard setback and side yard setback shall not be reduced below the average of all lots on the same block face within 100 feet of the subject lot.
- iii) No principal building shall be constructed which is more than 10 feet taller than the average height of principal buildings along the block face within 100 feet of the subject lot.
- iv) No principal building shall be constructed where the front façade is more than 50 percent wider than the average width of principal buildings along the block face and within 100 feet of the subject lot.
- v) Where the building façade is wider than 50 feet, the façade shall be broken up into increments not exceeding this width by varying setbacks, roof forms, materials, etc.
- vi) New buildings shall be oriented towards the street rather than the parking area and shall provide at least one entrance on the street-facing façade.
- vii) A sidewalk, with a minimum width of 5 feet, shall be provided between the building and the front property line.

c) Parking Standards

- i) The number of parking spaces required as outlined in <>, may be reduced by up to 50% for uses within the Village Core Subarea.
- ii) Off-street parking areas must be located to the side or rear of buildings and may be no closer to the street than the building's edge.
- iii) On-street parking is permitted, subject to the following:
 - A. Such parking must be approved by the County Highway Department or the Tennessee Department of Transportation (TDOT), as applicable.
 - B. On-street parking spaces on Horton Highway must be arranged at a 90-degree angle to the street.
 - C. On-street parking spaces on other streets within the Village Core must be parallel to the street.

(4) General Village Subarea Standards

a) Dimensional Standards

- i) Table 10.02-13 establishes the dimensional standards for the College Grove General Village Subarea.
- ii) Additional standards related to accessory uses are located in [Section 11.04: Accessory Uses and Structures](#).

TABLE 10.02-13: DIMENSIONAL STANDARDS FOR THE COLLEGE GROVE GENERAL VILLAGE SUBAREA

DIMENSIONAL STANDARDS	RESIDENTIAL STRUCTURES	NONRESIDENTIAL STRUCTURES
MINIMUM LOT AREA	½ acre	1 acre
MAXIMUM GROSS RESIDENTIAL DENSITY	2.0 units per acre	Not Applicable
MINIMUM LOT WIDTH	75 feet	100 feet
FRONT YARD SETBACK	50 feet	50 feet
SIDE YARD SETBACK	20 feet	25 feet
REAR YARD SETBACK	30 feet	30 feet
MAXIMUM BUILDING SIZE	Not Applicable	10,000 square feet ¹
MAXIMUM HEIGHT	3.0 stories	3.0 stories

¹ The Maximum Building Size requirement does not apply to Religious Institutions or Educational Facilities.

b) Contextual Design Standards

i) Lot Area

- A.** The minimum lot area may be reduced if the average lot area of all lots on the same block face within 300 feet of the subject lot is smaller than that required by Table 10.02 – 13: Dimensional Standards for the College Grove General Village Subarea.
- B.** The minimum lot area shall not be reduced below the average lot area of all lots on the same block face within 300 feet of the subject lot.

ii) Lot Width

- A.** The minimum lot width may be reduced if the average lot width of all lots on the same block face within 300 feet of the subject lot is smaller than that required by Table 10.02 – 13: Dimensional Standards for the College Grove General Village Subarea.
- B.** The minimum lot width shall not be reduced below the average lot width of all lots on the same block face within 300 feet of the subject lot.

iii) Front and Side Yard Setbacks

- A.** The minimum front and side yard setbacks may be reduced if the average front or side yard setbacks of buildings along the same block face within 300 feet of the subject lot is smaller than that required by Table 10.02 – 13: Dimensional Standards for the College Grove General Village Subarea.
- B.** The minimum front and side yard setbacks shall not be reduced below the average front or side yard setbacks of all lots on the same block face within 300 feet of the subject lot.

- (O) **LEIPER'S FORK VILLAGE DISTRICT (LFV)**
PLACEHOLDER
- (P) **GRASSLAND VILLAGE DISTRICT (GV)**
PLACEHOLDER
- (Q) **TRIUNE VILLAGE DISTRICT (TV)**
PLACEHOLDER

Section 10.03: Overlay District

(A) AIRPORT OVERLAY DISTRICT (AP)

(1) Purpose

The purpose of the Airport Overlay District (AP) is to provide locations where airports may be developed, and to ensure that surrounding land uses are compatible with airport operations.

(2) Dimensional Standards

Specifications of this district will be established in conjunction with its application to a specific land area.

(3) Development Standards

Specifications of this district will be established in conjunction with its application to a specific land area.

Section 10.04: Permitted Encroachments into Required Setbacks

(A) The following features may be located within required setbacks:

- (1)** Sidewalks and landscaping;
- (2)** Clotheslines and uncovered ramps for the handicapped provided they do not violate any other provision of this Ordinance;
- (3)** HVAC units; and
- (4)** Fences and walls, except retaining walls.

(B) The following appurtenances are permitted to encroach into required setbacks as provided:

- (1)** Awnings, canopies, marquees, bay windows, patios, porch stoops, steps, eaves, gutters, sills, belt courses, buttresses, cornices, ornamental features, chimneys, and other similar features as determined by the Planning Director, provided they do not encroach into the setback more than three feet;
- (2)** Driveways as provided in Section 17.02:(B): General Access Standards;
- (3)** Retaining walls; and;
- (4)** Accessory uses and structures as allowed in Section 11.04: Accessory Uses and Structures.

Section 10.05: Exempt Lots

The dimensional standards for exempt lots, as defined by Tennessee Code Annotated Section 13-3-401 as amended, shall be the same as those for Traditional Subdivisions located within the RP-5 district.

Section 10.06: Summary Table of Dimensional Standards

(A) SUMMARY TABLES OF DIMENSIONAL STANDARDS

Table 10.06-1, 10.06-2, and 10.06-3 are summary tables of the dimensional standards established for all the zoning districts established in this Article. Where the standards in this table conflict with those set forth in this Ordinance, the most restrictive standards shall apply.

(B) Additional standards related to accessory uses are located in [Section 11.04: Accessory Uses and Structures](#).

TABLE 10.06-1: SUMMARY TABLE OF DIMENSIONAL STANDARDS						
DISTRICT	STRUCTURE TYPE	MINIMUM LOT AREA		MAXIMUM GROSS RESIDENTIAL DENSITY		MAXIMUM HEIGHT
		TRADITIONAL SUBDIVISIONS	CONSERVATION SUBDIVISIONS	TRADITIONAL SUBDIVISIONS	CONSERVATION SUBDIVISIONS	
A	Residential Structures	15 acres	Not Applicable	Not Applicable		Not Applicable
	Nonresidential Structures	15 acres	Not Applicable	Not Applicable		Not Applicable
RP-5	Residential Structures	5 acres	One acre	One unit per 5.0 acres		Not Applicable
	Nonresidential Structures	5 acres		Not Applicable		Not Applicable
RD-5	Residential Structures	5 acres	One acre	One unit per 5.0 acres		Not Applicable
	Nonresidential Structures	5 acres		Not Applicable		Not Applicable
RP-1	Residential Structures	One acre	10,000 square feet	One unit per acre		3.0 stories
	Nonresidential Structures	One acre		Not Applicable		3.0 stories
RD-1	Residential Structures	One acre	10,000 square feet	One unit per acre		3.0 stories
	Nonresidential Structures	One acre		Not Applicable		3.0 stories
SIC	Residential Structures	One acre	8,000 square feet [1]	1.0 unit per acre	1.2 units per acre	3.0 stories
	Nonresidential Structures	One acre		Not Applicable		3.0 stories
MGA-1	Residential Structures	One acre	Not Applicable	Not Applicable		3.0 stories
	Nonresidential Structures	One acre	Not Applicable	Not Applicable		3.0 stories
MGA-5	Residential Structures	5 acres	Not Applicable	Not Applicable		3.0 stories

TABLE 10.06-1: SUMMARY TABLE OF DIMENSIONAL STANDARDS

DISTRICT	STRUCTURE TYPE	MINIMUM LOT AREA		MAXIMUM GROSS RESIDENTIAL DENSITY		MAXIMUM HEIGHT
		TRADITIONAL SUBDIVISIONS	CONSERVATION SUBDIVISIONS	TRADITIONAL SUBDIVISIONS	CONSERVATION SUBDIVISIONS	
MGA-5	Nonresidential Structures	5 acres	Not Applicable	Not Applicable		3.0 stories
H [2]	Residential Structures	20,000 square feet	Not Applicable	2.0 units per acre		3.0 stories
	Nonresidential Structures	15,000 square feet	Not Applicable	Not Applicable		3.0 stories
V [3]	Residential Structures	15,000 square feet	Not Applicable	3.0 units per acre		3.5 stories
	Nonresidential Structures	10,000 square feet	Not Applicable	Not Applicable		3.5 stories
CGV-CORE SUBAREA	Residential Structures	15,000 square feet	Not Applicable	3.0 units per acre	Not Applicable	3.0 stories
	Nonresidential Structures	Not Applicable		Not Applicable	Not Applicable	3.0 stories
CGV-General Subarea	Residential Structures	½ acre	Not Applicable	2.0 units per acre	Not Applicable	3.0 stories
	Nonresidential Structures	One acre		Not Applicable	Not Applicable	3.0 stories
NC	See Section 10.02:(K): Neighborhood Conservation District (NC) .					
NCMH	See Section 10.02:(L): Neighborhood Conservation Manufactured Housing District (NCMH) .					
840C	Residential Structures	One acre	8,000 square feet [1]	1.0 unit per acre	1.2 units per acre	3.0 stories
	Nonresidential Structures	One acre		Not Applicable		5.0 stories

NOTES:

[1] Up to 15 percent of the total lots may be reduced to 6,000 square feet in compliance [Section 10.02:\(F\)\(2\)c](#) or [Section 10.02:\(M\)\(2\)c](#) , as applicable.

[2] See also [Section 10.02:\(I\)\(3\): Nonresidential Development Contextual Design Standards](#).

[3] See also [Section 10.02:\(J\)\(3\): Nonresidential Development Contextual Design Standards](#).

TABLE 10.06-2: SUMMARY TABLE OF MINIMUM SETBACKS

District	Structure Type	Front Yard Setback			Side Yard Setback		Rear Yard Setback	
		Traditional Subdivisions 1 Acre to 4.99 Acres	Traditional Subdivisions 5 Acres or Greater	Conservation Subdivisions	Traditional Subdivisions	Conservation Subdivisions	Traditional Subdivisions	Conservation Subdivisions
A	Residential Structures	Not Applicable	150 feet	Not Applicable	100 feet	Not Applicable	50 feet	Not Applicable
	Nonresidential Structures	150 feet			50 feet	Not Applicable	50 feet	Not Applicable
RP-5	Residential Structures	Not Applicable	150 feet	50 feet	25 feet	20 feet	50 feet	30 feet
	Nonresidential Structures	100 feet			50 feet		50 feet	
RD-5	Residential Structures	Not Applicable	150 feet	50 feet	25 feet	20 feet	50 feet	30 feet
	Nonresidential Structures	100 feet			50 feet		50 feet	
RP-1	Residential Structures	60 feet	150 feet	35 feet	20 feet	5 feet	60 feet	30 feet
	Nonresidential Structures	60 feet			35 feet		60 feet	
RD-1	Residential Structures	60 feet	150 feet	35 feet	20 feet	5 feet	60 feet	30 feet
	Nonresidential Structures	60 feet			35 feet		60 feet	
SIC	Residential Structures	60 feet	150 feet	25 feet	20 feet	5 feet	60 feet	30 feet
	Nonresidential Structures	60 feet			35 feet		60 feet	
MGA-1	Residential Structures	60 feet	150 feet	Not Applicable	20 feet	Not Applicable	60 feet	Not Applicable
	Nonresidential Structures	60 feet			35 feet	Not Applicable	60 feet	Not Applicable
MGA-5	Residential Structures	Not Applicable	150 feet	Not Applicable	20 feet	Not Applicable	60 feet	Not Applicable
	Nonresidential Structures	60 feet			35 feet	Not Applicable	60 feet	Not Applicable
H [1]	Residential Structures	35 feet	150 feet	Not Applicable	15 feet	Not Applicable	25 feet	Not Applicable
H [1]	Nonresidential Structures	35 feet			15 feet	Not Applicable	25 feet	Not Applicable
V [2]	Residential Structures	50 feet	150 feet	Not Applicable	15 feet	Not Applicable	30 feet	Not Applicable
	Nonresidential Structures	50 feet			15 feet	Not Applicable	30 feet	Not Applicable
CGV-CORE SUBAREA	Residential Structures	20 feet		Not Applicable	5 feet	Not Applicable	30 feet	Not Applicable
		30 feet maximum			20 feet on corner lot			

TABLE 10.06-2: SUMMARY TABLE OF MINIMUM SETBACKS

DISTRICT	STRUCTURE TYPE	FRONT YARD SETBACK			SIDE YARD SETBACK		REAR YARD SETBACK	
		TRADITIONAL SUBDIVISIONS 1 ACRE TO 4.99 ACRES	TRADITIONAL SUBDIVISIONS 5 ACRES OR GREATER	CONSERVATION SUBDIVISIONS	TRADITIONAL SUBDIVISIONS	CONSERVATION SUBDIVISIONS	TRADITIONAL SUBDIVISIONS	CONSERVATION SUBDIVISIONS
CGV-CORE SUBAREA	Nonresidential Structures	5 feet		Not Applicable	0 feet	Not Applicable	30 feet	Not Applicable
		15 feet maximum [3]			10 feet on corner lot			
CGV-General Subarea	Residential Structures	50 feet		Not Applicable	20 feet	Not Applicable	30 feet	Not Applicable
	Nonresidential Structures	50 feet		Not Applicable	25 feet	Not Applicable	30 feet	Not Applicable
NC	See Section 10.02:(K): Neighborhood Conservation District (NC) .							
NCMH	See Section 10.02:(L): Neighborhood Conservation Manufactured Housing District (NCMH) .							
840C	Residential Structures	20 feet	5 feet	60 feet	30 feet		3.0 stories	
	Nonresidential Structures	30 feet			60 feet		5.0 stories	
NOTES: [1] See also Section 10.02:(I)(3): Nonresidential Development Contextual Design Standards . [2] See also Section 10.02:(J)(3): Nonresidential Development Contextual Design Standards . [3] The maximum front yard setback does not apply to Religious Institutions or Educational Facilities.								

TABLE 10.06-3: SUMMARY TABLE OF MINIMUM LOT WIDTHS

DISTRICT	STRUCTURE TYPE	MINIMUM LOT WIDTH					
		TRADITIONAL SUBDIVISIONS 1 ACRE TO 1.99 ACRES	TRADITIONAL SUBDIVISIONS 2 ACRES TO 2.99 ACRES	TRADITIONAL SUBDIVISIONS 3 ACRES TO 3.99 ACRES	TRADITIONAL SUBDIVISIONS 4 ACRES TO 4.99 ACRES	TRADITIONAL SUBDIVISIONS 5 ACRES OR GREATER	CONSERVATION SUBDIVISIONS
A	Residential Structures	Not Applicable				300 feet	Not Applicable
	Nonresidential Structures	Not Applicable				300 feet	Not Applicable
RP-5	Residential Structures	Not Applicable				300 feet	100 feet
	Nonresidential Structures	Not Applicable				300 feet	
RD-5	Residential Structures	Not Applicable				300 feet	100 feet
	Nonresidential Structures	Not Applicable				300 feet	
RP-I	Residential Structures	130 feet	160 feet	200 feet	250 feet	300 feet	60 feet
	Nonresidential Structures	130 feet					
RD-I	Residential Structures	130 feet	160 feet	200 feet	250 feet	300 feet	60 feet
	Nonresidential Structures	130 feet					
SIC	Residential Structures	130 feet	160 feet	200 feet	250 feet	300 feet	60 feet
	Nonresidential Structures	130 feet					
MGA-I	Residential Structures	130 feet	160 feet	200 feet	250 feet	300 feet	Not Applicable
	Nonresidential Structures	130 feet					Not Applicable
MGA-5	Residential Structures	Not Applicable				300 feet	Not Applicable
	Nonresidential Structures	130 feet					Not Applicable
H [1]	Residential Structures	80 feet				150 feet	Not Applicable
	Nonresidential Structures	80 feet					Not Applicable
V [2]	Residential Structures	50 feet				150 feet	Not Applicable
	Nonresidential Structures	50 feet					Not Applicable
CGV-CORE SUBAREA	Residential Structures	50 feet				150 feet	Not Applicable
	Nonresidential Structures	Not Applicable					Not Applicable

TABLE 10.06-3: SUMMARY TABLE OF MINIMUM LOT WIDTHS

DISTRICT	STRUCTURE TYPE	MINIMUM LOT WIDTH					
		TRADITIONAL SUBDIVISIONS 1 ACRE TO 1.99 ACRES	TRADITIONAL SUBDIVISIONS 2 ACRES TO 2.99 ACRES	TRADITIONAL SUBDIVISIONS 3 ACRES TO 3.99 ACRES	TRADITIONAL SUBDIVISIONS 4 ACRES TO 4.99 ACRES	TRADITIONAL SUBDIVISIONS 5 ACRES OR GREATER	CONSERVATION SUBDIVISIONS
CGV- GENERAL SUBAREA	Residential Structures	75 feet				150 feet	Not Applicable
	Nonresidential Structures	Not Applicable					Not Applicable
NC	See Section 10.02:(K): Neighborhood Conservation District (NC) .						
NCMH	See Section 10.02:(L): Neighborhood Conservation Manufactured Housing District (NCMH) .						
840C	Residential Structures	130 feet	160 feet	200 feet	250 feet	300 feet	60 feet
	Nonresidential Structures	100 feet					
NOTES: [1] See also Section 10.02:(I)(3): Nonresidential Development Contextual Design Standards . [2] See also Section 10.02:(J)(3): Nonresidential Development Contextual Design Standards .							